

DELTA ASSOCIATES, LLC
LEE UTT
Registered Land Surveyor #S0089, Indiana
Phone (812) 332-6366
1604 S. Henderson St.
Bloomington, Indiana 47401

SURVEYOR'S REPORT

Paul Pennington.
Section 30, Township 8 North, Range 1 East and Section 25, Township 8 North, Range 1 West,
Monroe County, Indiana
April 28, 2006

1.)
In accordance with Title 864, Article 1.1, Chapter 13, Section 1 through 34 of the Indiana
Administrative Code, the following observation and opinions are submitted regarding the various
uncertainties in the location of the lines and corners established on this survey as a result of:

- Variances in the reference monuments;
- Discrepancies in record descriptions and plats;
- Inconsistencies in lines of occupation;
- Random error in measurements (theoretical uncertainty).

The theoretical uncertainty (due to random errors in measurement) of the corners of the subject
tract established this survey, are within the specifications for a Class B survey (0.25 ft.), as
defined in 1AC864.

This Legal Survey, as prescribed by Statute, was made at the request of Mr. Paul Pennington to
permanently establish boundaries between subject tracts and adjoiners.

Basis of bearings is from a previous survey of an adjoiner to the East of Tract #1 and there is no
reason to assume that this line is a contentious issue.

A recorded plat of Pennington Minor Subdivision to the West of Tract #1 is however a
contentious issue in that there is an overlap of about 223 feet. In recorded documents (Deed
Record 52, Page 464) a predecessor in Title to client states an East West dimension along the
North line of 53 2/3 rods (885.55 feet), and the recorded document (Deed Record 4, Page 344-
345) a predecessor in Title to the adjoiner to the West of Tract #1 gives the East West distance
along the North line of Section 30 as 26 2/3 rods (440 feet) these dimensions add to 1325.55 feet,
however Section 30 is a Fractional Section and the record distance of the closing line of the
Northwest quarter of the Northwest quarter is 1389.11 feet and measured distance is 1385.66
feet. As a result of this observation the East West dimension of the subject tract and the adjoiner
to the West was apportioned among Tract #1 of the subject tracts and the adjoiner to the West.

Tract #2 of the subject tracts is described in the most recent source of Title as lying within
Section 30, Township 8 north, Range 1 East, however further research of Chain of Title reveals
an interest in a part of the Northeast quarter of Section 25, Township 8 North, Range 1 East
(Deed Record 61, Page 411).

Monuments were either found or set as shown on the plat of survey.

As a result of the above observations, it is my opinion that the uncertainties in the location of the
lines and corners are compatible with the standard of accuracy as stated above.

received
5-9-06



Lee Utt, R. L. S. #S0089, Indiana
1604 S. Henderson Street
Bloomington, Indiana 47401
April 28, 2006

Legal Description:

Paul Pennington, Tract #1

A part of the West one half of the Northwest quarter, Section 30, Township 8 North, Range 1
East, Monroe County, Indiana, bounded and described as follows: Beginning at a found stone
marking the Northeast corner of the West one half of said Northwest quarter; thence from said
point of beginning and with the East line of said West one half of the Northwest quarter and
running South 00 degrees 01 minutes 51 seconds West for 1427.69 feet and to a set 5/8 inch iron
pin; thence leaving said East line South 73 degrees 18 minutes 38 seconds West for 143.54 feet
and to a found iron pipe; thence South 82 degrees 10 minutes 34 seconds West for 226.95 feet
and to a set 5/8 inch iron pin; thence South 54 degrees 06 minutes 56 seconds West for 200.02
feet and to a set 5/8 inch iron pin; thence South 82 degrees 24 minutes 06 seconds West for
200.00 feet and to a found iron pin; thence South 85 degrees 11 minutes 42 seconds West for
200.02 feet and to a found iron pin; thence South 87 degrees 27 minutes 47 seconds West for
199.76 feet and to a found iron pin; thence South 09 degrees 40 minutes 33 seconds East for
224.91 feet and to a set 5/8 inch iron pin; thence South 65 degrees 47 minutes 38 seconds West
for 51.74 and to a set 5/8 inch iron pin; thence North 09 degrees 53 minutes 46 seconds West for
274.03 feet and to a found stone; thence North 34 degrees 12 minutes 02 seconds East for 462.09
feet and to a set 5/8 inch iron pin; thence North 00 degrees 18 minutes 15 seconds West for
1250.54 feet and to a set 5/8 inch iron pin on the North line of Section 30, said iron pin being
North 89 degrees 25 minutes 17 seconds East for 459.95 feet from a found 1/2 inch rebar
marking the Northwest corner of Section 30; thence with said North line and running North 89
degrees 25 minutes 17 seconds East for 925.71 feet and to the point of beginning, containing
34.43 acres more or less.

Subject to, all legal easements and right of way of record.

received
5-9-06



Lee Utt, R. L. S. #S0089, Indiana
1604 S. Henderson Street
Bloomington, Indiana 47401
April 28, 2006

PAUL PENNINGTON LEGAL SURVEY

Perry_Y17

N-E CORNER OF SECTION 25, T8N, R1W, MONROE COUNTY, INDIANA

Section 24, T8N, R1W
Section 25, T8N, R1W

FOUND 1/2" REBAR

N-W CORNER OF THE WEST 1/2 OF THE N-W 1/4 OF SECTION 30, T8N, R1E, MONROE COUNTY, INDIANA

William L. Pennington & Fannie Pennington
D.R. Instr. #: 2004008873
6.19 Ac

SaCr_A17

PENNINGTON MINOR SUBDIVISION
TRACT 1
6.19 ACRES

PENNINGTON MINOR SUBDIVISION
TRACT 2
6.19 ACRES

TRACT #2
6.04 AC

5.66 Acres in Section 30, T8N, R1E
0.38 Acres in Section 25, T8N, R1W

TRACT #1
34.43 AC

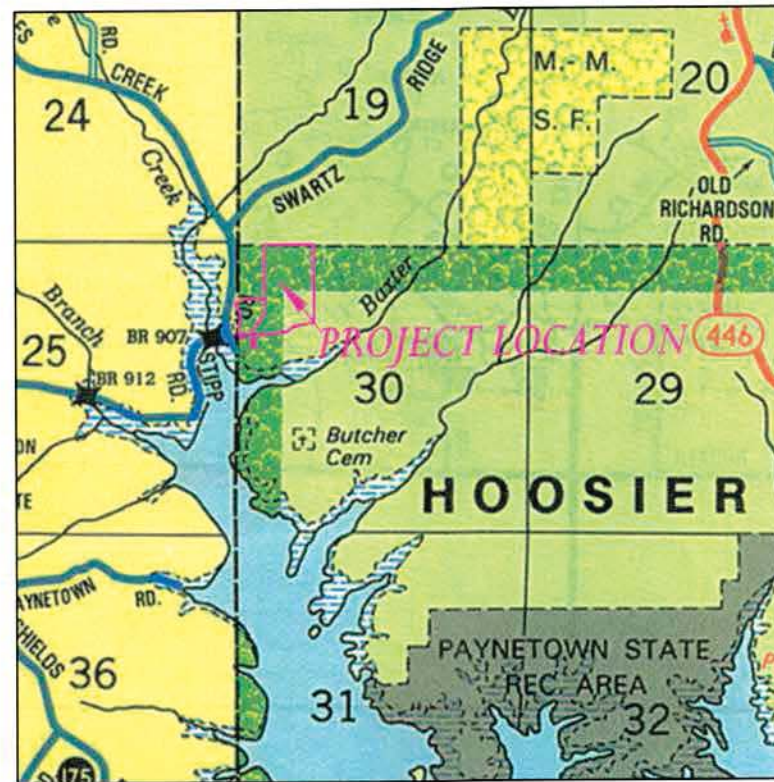
N 89°25'17" E 1385.66'
925.71'

Howell, Lawrence & Janet G. Tr.
D.R. 483, Pg. 198
64.90 Ac

Section 19, T8N, R1E
Section 30, T8N, R1E

N-E CORNER OF THE WEST 1/2 OF THE N-W 1/4 OF SECTION 30, T8N, R1E, MONROE COUNTY, INDIANA

SaCr_B17



LOCATION MAP



SCALE 1" = 100'

LEGEND

These standard symbols will be found in the drawing.

- = SET 5/8" IRON PIN (30" IN LENGTH WITH CAP MARKED "UTT S0089")
- ⊠ = SET WOOD LATH ON PROPERTY LINE
- ⊗ = FOUND 4" ROUND STEEL POST 4" ABOVE GRADE FILLED WITH CONCRETE WITH "X" ON TOP
- = FOUND STONE
- = FOUND IRON PIN
- ⊙ = FOUND IRON PIPE
- ⊕ = FOUND CONCRETE U.S. GOVERNMENT FEE TAKING LINE MONUMENT
- ◇ = FOUND IRON "T" POST
- ⊛ = TREES
- X— = EXISTING FENCE LINE

SURVEYOR'S CERTIFICATE:

I, Lee Utt, hereby certify that I am a Registered Land Surveyor licensed in compliance with the laws of the State of Indiana; that this plat accurately represents a survey completed by me and that all monuments shown thereon actually exist; and that their location, size and type are, to the best of my knowledge, accurately shown.

Date: 5/4/06

received
5-9-06
KE



Lee Utt, R. L. S. #S0089, Indiana
1604 S. HENDERSON ST.
BLOOMINGTON, INDIANA 47401
Phone #: (812) 332-6366

LEE UTT
LAND SURVEYING
1604 S. HENDERSON ST.
BLOOMINGTON, IN. 47401
TELEPHONE (812) 332-6366
FAX (812) 323-7536
detail@leeuttglobal.net

PAUL PENNINGTON LEGAL SURVEY
A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30 TOWNSHIP 8 NORTH, RANGE 1 EAST, AND A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 25 TOWNSHIP 8 NORTH, RANGE 1 WEST.

DATE	BY	DATE
04/18/06	LU	
	JDR	
	LU	
04/28/06		

REVISIONS	BY	DATE

Legal Description:

Paul Pennington, Tract #2

A part of the West one half of the Northwest quarter of Section 30, Township 8 North, Range 1 East and part of the East one half of the Northeast quarter of Section 25, Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a set 5/8 inch iron pin on the Section line dividing said Section 25 and Section 30, and on the U.S. Government Fee taking line, said point of beginning being South 00 degrees 18 minutes 15 seconds East for 1016.34 feet from a found 1/2" rebar marking the Northwest corner of said Section 30; thence from said point of beginning and with said fee taking line and running South 62 degrees 29 minutes 16 seconds West for 114.43 feet and to a found iron pipe; thence with said fee taking line and running South 30 degrees 18 minutes 04 seconds East for 210.41 feet and to a found iron post; thence with said fee taking line and running South 03 degrees 59 minutes 33 seconds West for 383.46 feet and to a found U.S. Government Fee Taking Line Monument; thence with said fee taking line and running South 30 degrees 08 minutes 24 seconds East for 117.55 feet and to a set 5/8 inch iron pin; thence leaving said fee taking line and running North 00 degrees 18 minutes 15 seconds West for 105.31 feet and to a set 5/8 inch iron pin; thence North 89 degrees 25 minutes 23 seconds East for 165.01 feet and to a found stone; thence North 34 degrees 12 minutes 02 seconds East for 462.09 feet and to a set 5/8 inch iron pin; thence North 00 degrees 18 minutes 15 seconds West for 260.54 feet and to a set 5/8 inch iron pin; thence thence South 89 degrees 25 minutes 17 seconds West for 408.24 feet and to a found iron pin on the U.S. Government Fee taking line; thence with said Fee Taking Line South 62 degrees 29 minutes 16 seconds West for 58.14 feet and to the point of beginning. Containing 0.38 acres in Section 25 and 5.66 acres in Section 30 and containing in the total above described 6.04 acres, more or less.

Subject to, all legal easements and right of way of record.

received
5-9-06

KE-



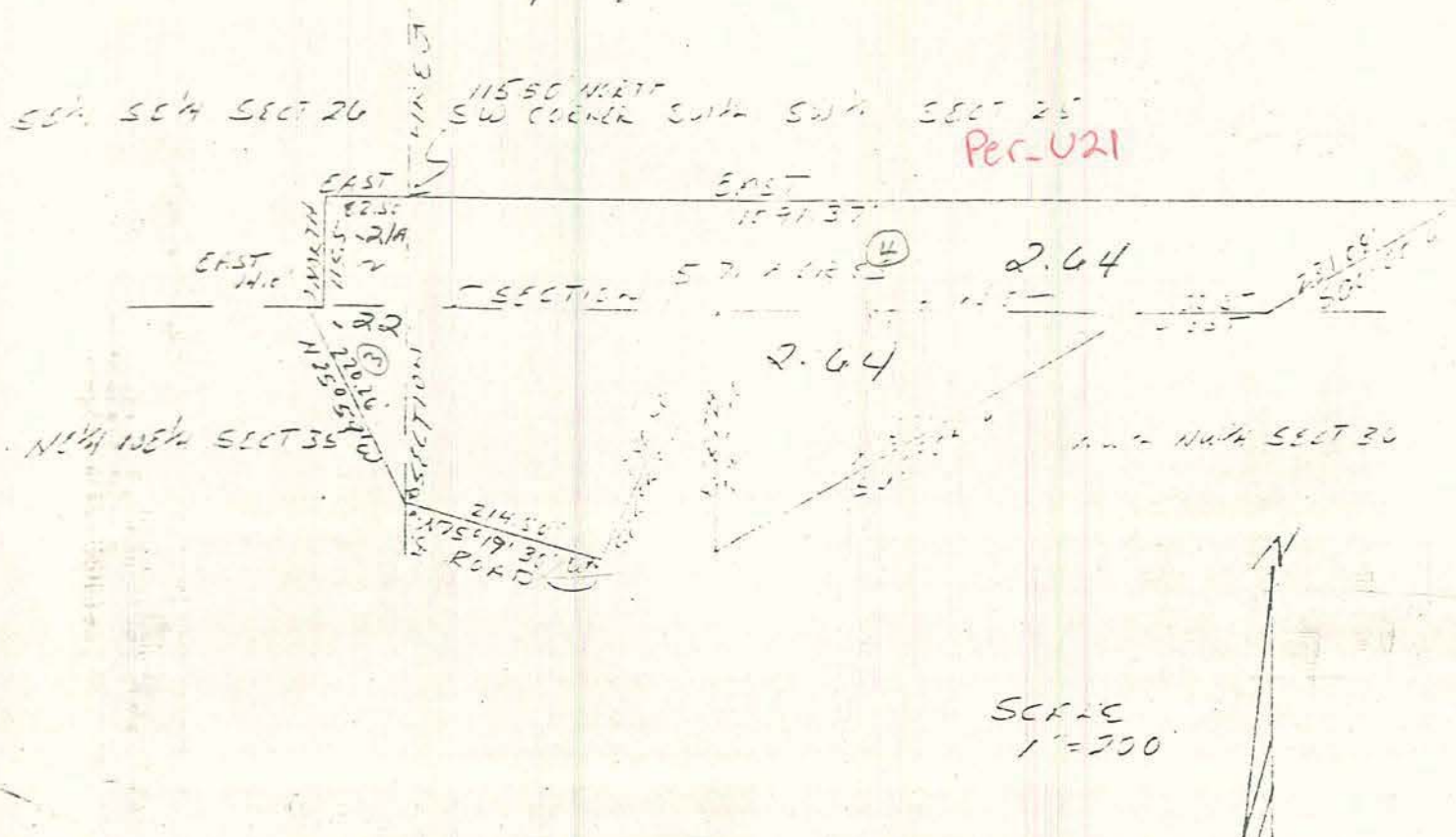
A handwritten signature in cursive script, appearing to read "Lee Utt".

Lee Utt, R. L. S. #S0089, Indiana
1604 S. Henderson Street
Bloomington, Indiana 47401
April 28, 2006

Perry Twp Secs 25, 26, 35 + 36

RSID002327

REYNOLDS - Peters - REYNOLDS



DESCRIPTION:

A part of the Southwest quarter of the Southwest quarter of Section 25 and a part of the Southeast quarter of the Southeast quarter of Section 26 and a part of the Northeast quarter of the Northeast quarter of Section 35 and a part of the Northwest quarter of the Northwest quarter of Section 36 all said Sections being in Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 115.50 feet North of the Southwest corner of the Southwest quarter of the Southwest quarter of said Section 25, thence running East for 1091.37 feet, thence South 60 degrees West for 231.08 feet, thence West for 132.25 feet, thence South 60 degrees 04 minutes West for 495.00 feet, thence North for 247.00 feet, thence South 25 degrees 53 minutes West for 280.50 feet and to the centerline of a road, thence with said road North 75 degrees 19 minutes 30 seconds West for 214.50 feet, thence leaving said road North 25 degrees 59 minutes West for 220.26 feet, thence East for 14.00 feet, thence North for 115.50 feet, thence East for 82.50 feet and to the point of beginning. Containing in all 5.71 acres, more or less.

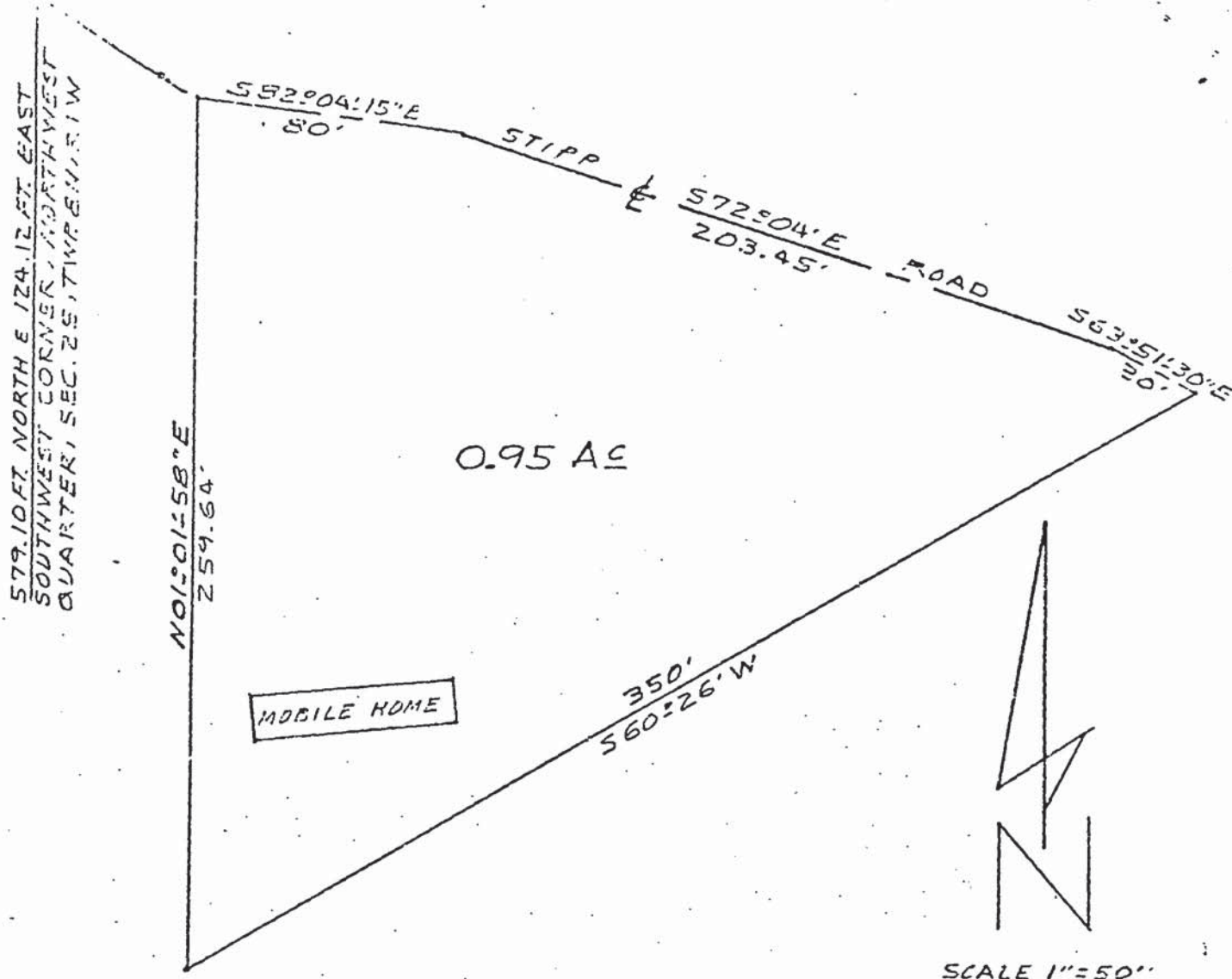
FILED

JUN 10 1930

John W. Davis
Auditor Monroe County, Indiana



T08N-R01W-25_0000_MCS



State of Indiana
County of Monroe SS:

I, Lee Utt, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana; that the above plat and the following description correctly represents a survey completed by me August 5, 1975; that all monuments shown thereon actually exist; and that their location and type are, to the best of my knowledge, accurately shown.



Lee Utt
Lee Utt, R. L. S. # 80089, Indiana

Legal description:

A part of the Northwest quarter of Section 25, Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point in the centerline of Stipp Road, said point being 579.10 feet North and 124.12 feet East of the Southwest corner of said Northwest quarter; thence from said point of beginning and with the centerline of said road and running South 82°-04'-15" East for 80 feet; thence South 72°-04' East for 203.45 feet; thence South 63°-51'-30" East for 30 feet; thence leaving the centerline of said road and running South 60°-26' West for 350 feet; thence North 01°-01'-58" East for 259.64 feet and to the point of beginning. Containing 0.95 acre, more or less.

Stewart, Wendell + Helma

To

Blumson, Bernette or Sister

To

Stewart, Wendell + Helma

REAL ESTATE TRANSFER

AUG 21 1975

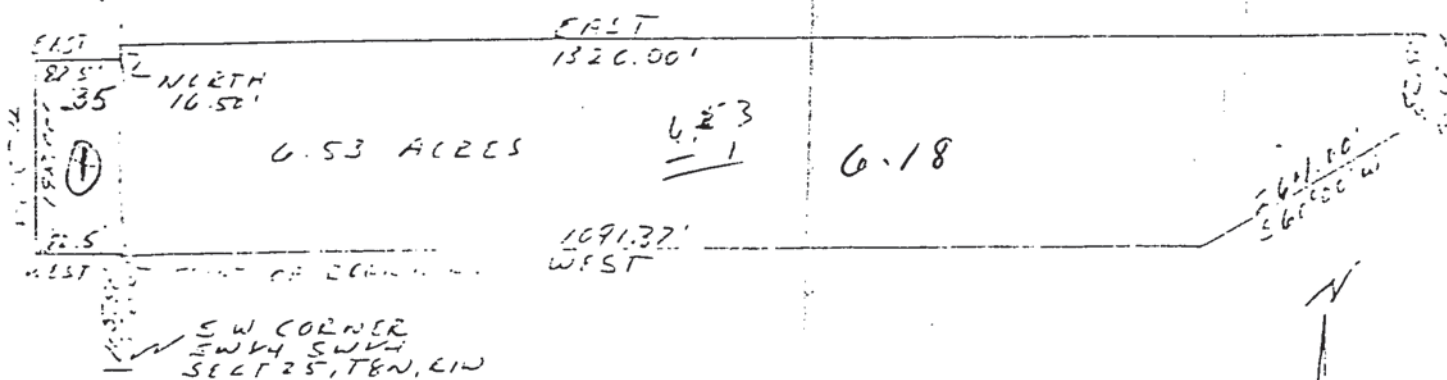
John W. Davis

Monroe County, Ind.

My Twp Secs 25, 26, 35 + 36

REYNOLDS-PETERS-REYNOLDS.

SW 1/4 SW 1/4 SECT 25 TEN LIN.



DESCRIPTION:

A part of the Southwest quarter of the Southwest quarter of Section 25 and a part of the Southeastquarter of the Southeastquarter of Section 26 both in Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 115.50 feet North of the Southwest corner of the Southwest quarter of the Southwest quarter in said Section 25, thence running West for 82.50 feet, thence North for 195.00 feet, thence East for 82.50 feet, thence North for 16.50 feet, thence East for 1320.00 feet, thence South for 82.50 feet, thence South 60 degrees West for 264.00 feet, thence West for 1091.37 feet and to the point of beginning. Containing in all 6.53 acres, more or less.

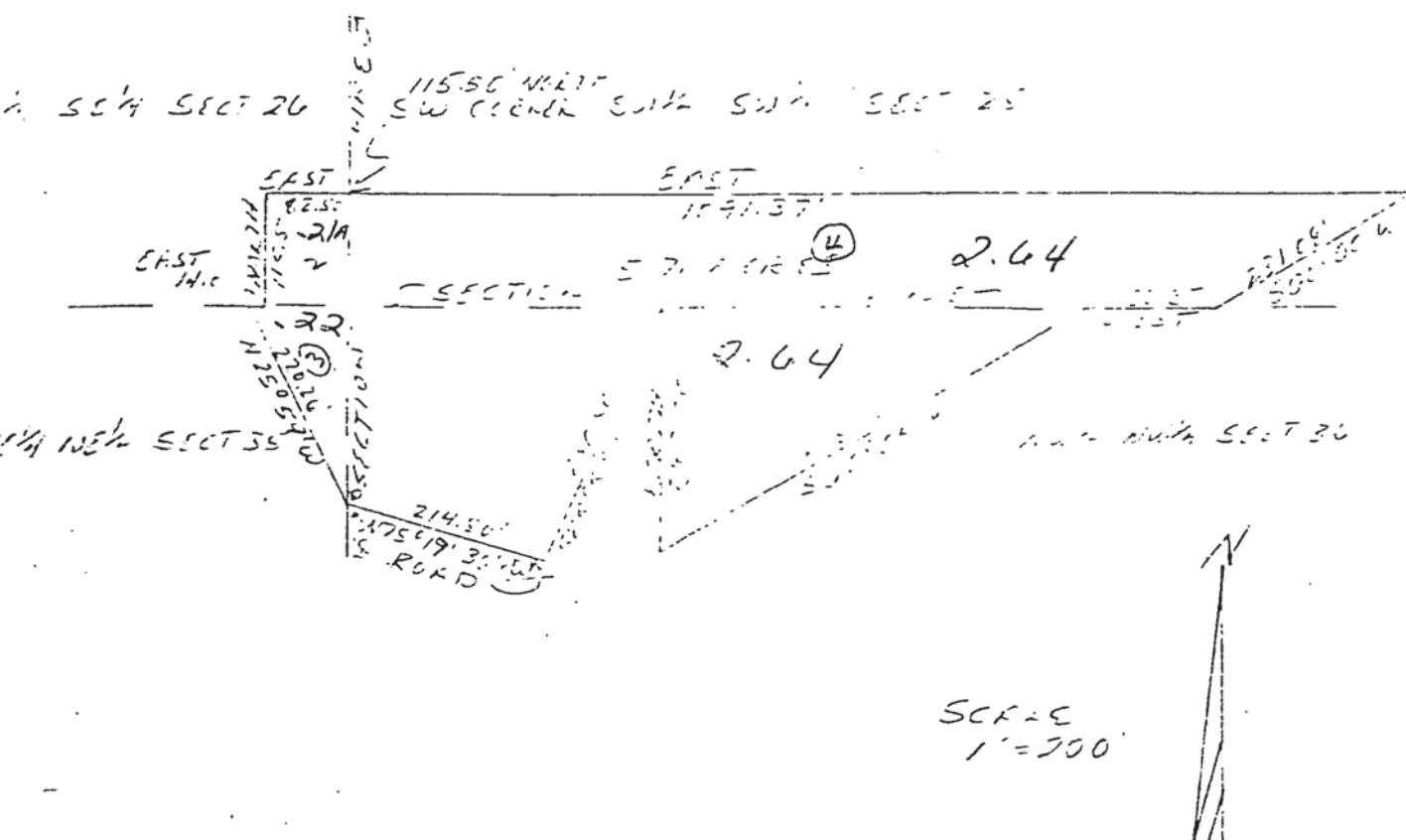
FILED

JUN 1 1905

John W. Davis
Auditor Monroe County, Indiana



Perry Twp - Secs 25, 26, 35 + 36
 REYNOLD - Peters - Reynolds



DESCRIPTION:

A part of the Southwest quarter of the Southwest quarter of Section 25 and a part of the Southeast quarter of the Southeast quarter of Section 26 and a part of the Northeast quarter of the Northeast quarter of Section 35 and a part of the Northwest quarter of the Northwest quarter of Section 36 all said Sections being in Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 115.50 feet North of the Southwest corner of the Southwest quarter of the Southwest quarter of said Section 25, thence running East for 1091.37 feet, thence South 60 degrees West for 231.05 feet, thence West for 132.25 feet, thence South 60 degrees 04 minutes West for 495.00 feet, thence North for 247.00 feet, thence South 25 degrees 53 minutes West for 280.50 feet and to the centerline of a road, thence with said road North 75 degrees 19 minutes 30 seconds West for 214.50 feet, thence leaving said road North 25 degrees 59 minutes West for 220.26 feet, thence East for 14.00 feet, thence North for 115.50 feet, thence East for 82.50 feet and to the point of beginning. Containing in all 5.71 acres, more or less.

FILED

JUN 10 1900

John W. Davis
Auditor Monroe County, Indiana



LEE UTT
Registered Land Surveyor No. S0089, Indiana
Phone 332-6366
1604 S. Henderson Street
Bloomington, Indiana 47401

November 17, 1987

Legal description

Pennington

A part of the Northeast quarter of Section 25, Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at the Northeast corner of said Section 25; thence from said point of beginning and with the north line of said Section 25 and running North 88 degrees 36 minutes West for 338.62 feet and to the U.S. Government Fee Taking Line; thence thence leaving the north line of said Section 25 and with said Fee Taking Line and running South 66 degrees 42 minutes East for 369.10 feet and to the east line of said Section 25; thence leaving said Fee Taking Line and with the east line of Section 25 and running North 00 degrees 11 minutes 57 seconds West for 157.72 feet and to the point of beginning. Containing 0.54 acres, more or less.

Lee Utt, R.L.S. #S0089, Indiana

U.S.
GOVT
MON.

SECTION LINE 7 N 88°-36'W 338.62'
275.39'

N-E CORNER OF SEC. 25,
T8N, R1W, MONROE CO., IND.

SECTION 24
SECTION 19
S-E CORNER OF
SEC. 24, T8N, R1W
MONR

S-W CORNER OF SEC. 19,
T8N, R1E, MONROE CO.,
INDIANA

SECTION 19
SECTION 30

N-W CORNER OF SEC. 30,
T8N, R1E, MONROE CO., IND.

0.54 AC.

U.S.
GOVT
5 66°-42' E 329.65'
FEE TAKING LINE 369.10'

N 12°-31'-10"W 126.39'

137.72'
N 00°-11'-57"W

MOORE'S CREEK RD.

39.45'

REBAR

SECTION LINE 5



SCALE: 1"=40'
PENNINGTON

LEE UTT, R.L.S. #50089, INDIANA
NOVEMBER 17, 1987

PAUL PENNINGTON LEGAL SURVEY

